

ORDINANCE NO. 231-15

BY: **BRIAN BROCHETTI**
(By Request – Mayor)

AN ORDINANCE TO CONVEY CITY-OWNED INTERESTS IN PROPERTIES, CONSISTING OF COMMUNICATION TOWERS AND RELATED RIGHTS, LOCATED ON OR AT 7844 RIDGE ROAD, 6665 RIDGE ROAD, 3000 WEST PLEASANT VALLEY ROAD, AND 6324 STATE ROAD, WHICH ALSO INCLUDES PORTIONS OF PERMANENT PARCEL NUMBERS 447-18-001 AND 447-15-086, IN THE CITY OF PARMA, TO THE PARMA COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY

WHEREAS, the Parma Community Improvement Corporation (PCIC) is the City of Parma's non-profit development corporation responsible for the purchase or sale of properties for economic development purposes; and,

WHEREAS, the City will convey to the PCIC any land/property and interest in such land/property owned by the City when determined by Council that such land/property is not required for municipal purposes, and the conveyance of such land/property and interest in such land/property will promote the welfare of the citizens of the City, stabilize the economy, increase employment opportunities in the City, all for the benefit of the citizens of the City; and,

WHEREAS, transferring interest in these properties consisting of communication towers and related rights located on or at 7844 Ridge Road, 6665 Ridge Road, 3000 West Pleasant Valley Road, and 6324 State Road, which also includes portions of Permanent Parcel Numbers 447-18-001 and 447-15-086, to the Parma Community Improvement Corporation allows the PCIC to professionally market these properties and ensure the best possible end-user for the site with Term Easement Agreements and/or assignments of existing leases and future rights to tower revenues to a buyer or buyers; and,

WHEREAS, the City has determined that the City-owned interests in properties consisting of communication towers and related rights located on or at 7844 Ridge Road, 6665 Ridge Road, 3000 West Pleasant Valley Road, and 6324 State Road, which also includes portions of Permanent Parcel Numbers 447-18-001 and 447-15-086, are not needed for municipal purposes;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. That the City-owned interest in properties consisting of communication towers and related rights located on or at 7844 Ridge Road, 6665 Ridge Road, 3000 West Pleasant Valley Road, and 6324 State Road, which also includes portions of Permanent Parcel Numbers 447-18-001 and 447-15-086, in the City of Parma are not needed for municipal purposes. The City is including the rights it is acquiring from the Parma City School District, regarding the tower located on or at 6324 State Road, as part of the rights being transferred to the Parma Community Improvement Corporation (PCIC).

Section 2. That this Council of the City of Parma hereby authorizes and approves the conveyance of City-owned interest in properties consisting of communication towers and related rights located on or at 7844 Ridge Road, 6665 Ridge Road, 3000 West Pleasant Valley Road, and 6324 State Road, which also includes portions of Permanent Parcel Numbers 447-18-001 and 447-15-086, to the (PCIC).

Pg. 2 of L-231-15 Ord. to convey City-owned interests in properties located on or at 7844 Ridge Road, 6665 Ridge Road, 3000 West Pleasant Valley Road, and 6324 State Road, which also includes portions of Permanent Parcel Numbers 447-18-001 and 447-15-086, in the City of Parma, consisting of communication towers and related rights, to the Parma Community Improvement Corporation, and declaring an emergency

Section 3. That funds received by the City from the PCIC from the lease/sale of the City-owned interest in said properties shall be deposited into Fund No. 285-285-Land Acquisition Fund, Account No. 48166-23115-Sale of Lands.

Section 4. That the Mayor and the Director of Public Service are hereby authorized and directed to execute any documents necessary for this conveyance of said properties to the PCIC in such form as approved by the Law Director, and all other documents necessary to consummate the transactions.

Section 5. That the Clerk of Council and the Auditor are hereby authorized and directed to change the City records, and the Clerk of Council is hereby further ordered to file any necessary documents with the Cuyahoga County Fiscal Officer for the conveyance to the PCIC, and the City Engineer is hereby directed to change the official map of the City of Parma relative to said conveyance.

Section 6. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 7. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for the further reason that this measure is necessary in order to have these properties transferred to the Parma Community Improvement Corporation in the near future, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____ PRESIDENT OF COUNCIL

ATTEST: _____ APPROVED: _____
CLERK OF COUNCIL

FILED WITH
THE MAYOR: _____ MAYOR, CITY OF PARMA, OHIO